

**Board of Architectural Review**

DATE: June 12, 2015  
TO: Board of Architectural Review Chair and Members  
THROUGH: Jason Sutphin, Community Development Division Chief *JDS*  
FROM: Kelly O'Brien, AICP, BAR Liaison *KO*  
SUBJECT: **10400 Eaton Place**

ATTACHMENTS: 1. Relevant Code Sections  
2. Photos  
3. Color Samples

**Nature of Request**

- |                                |  |
|--------------------------------|--|
| 1. Case Number:                | 150060088                              |
| 2. Address:                    | 10400 Eaton Place                      |
| 3. Request:                    | Façade modifications                   |
| 4. Applicant:                  | Onyx Property Management               |
| 5. Applicant's Representative: | Kristin Rose                           |
| 6. Zoning:                     | C-2, Highway Corridor Overlay District |

**Staff Comments**

**Background and Proposal:**

The Caroline Building, built in 1978, is located on 3.5 acres of land and fronts onto Eaton Place. Canopies were approved by the BAR and added over the front entrance and three rear entrances in 1988. The building as originally constructed was "off-white" with brown trim. Telecommunications antennas have been added to the roof starting in 2001. No changes were proposed to the building façade since the addition of the canopies and telecommunications facilities on the roof.

In April 2015, staff was alerted to changes being made to the façade of the building. Staff conducted a site visit and documented two shades of gray paint being applied to the building façade. Staff contacted the management company and explained the BAR process for approval of façade changes. The applicant stated that the intent was not based on changing the façade but sealing the building and other needed maintenance related to sealing the building façade. Since staff contacted the management company the work has been completed. The building which was originally an off-white beige color is now light gray with a slightly darker gray base and center bay.

**Analysis:**

*Colors for use on buildings and signs should be selected for their compatibility with the natural features and existing development found in and adjacent to the corridors.*

The applicant has submitted color swatches for the two shades of gray used on the building, SW 7017 “Dorian Gray” and SW 7018 “Dovetail”. The first floor of the building, front center bay, and front entrance canopy were painted the darker “Dovetail” gray. The remainder of the building was painted the lighter “Dorian Gray”.

Staff feels the color palette and design are appropriate for the building and its surroundings.

## **RECOMMENDATIONS**

The proposed plan is generally consistent with the City’s design criteria. Staff therefore recommends that the application be approved with the following conditions:

1. The proposed construction, materials, and colors shall conform to the elevations and material samples provided by the Applicant, and as may be modified below or as may be modified to reflect any additional improvements that may be required by the Zoning Ordinance, Building Code and/or the Board of Architectural Review.
2. Façade or site changes installed/constructed prior to review by the Board of Architectural Review shall be issued zoning violations and may be subject to fines or other enforcement.

**ATTACHMENT #1**

## **Relevant Code Sections**

### **Sec. 110-1071. Designation of districts.**

(a) The architectural control overlay district is hereby designated as all land in the city which is located outside an historic district and zoned for other than single-family detached residences. In addition, any lot, parcel or area of land within any area zoned for single-family detached residences outside an historic district which is used for other than single-family detached residences or which is the subject of an application for a special use permit or building permit involving any such other use shall be part of the architectural control overlay district. The provisions of this article shall not apply to single-family attached residences after such residences have been initially erected.

### **Sec. 110-1072. Approval required for improvements.**

(a) No structure or improvement located on any land within the architectural control overlay district, including significant landscape features appurtenant to such structure or improvement, shall be erected, reconstructed, altered or restored until the plans for the exterior architectural features and landscaping have been approved by the board of architectural review or the city council in accordance with the provisions of article XIX of this chapter. Plans for signs appurtenant to new and renovated shopping centers, and as otherwise provided for multi-tenant commercial buildings in subsection 110-180(b) shall also be subject to board of architectural review or the city council approval. The board of architectural review shall confine its review and approval to only those features which are subject to view from a public street, way or place. The provisions of this article shall not apply to regular maintenance of a structure, improvement or site; however, an exterior color change of a structure, or substantial portion thereof, shall be deemed an alteration and not regular maintenance.

### **Sec. 110-915. Powers and duties.**

The board of architectural review shall have the following powers and duties:

(2) To review and decide any application requesting approval for exterior architectural features of any structure, improvement or significant landscape feature associated with such structure or improvement to be erected, reconstructed or substantially altered in an architectural control district.

10400 EATON PLACE

COLOR SCHEME **1B**



SOE LIN & ASSOCIATES, LLC  
09/24/2014

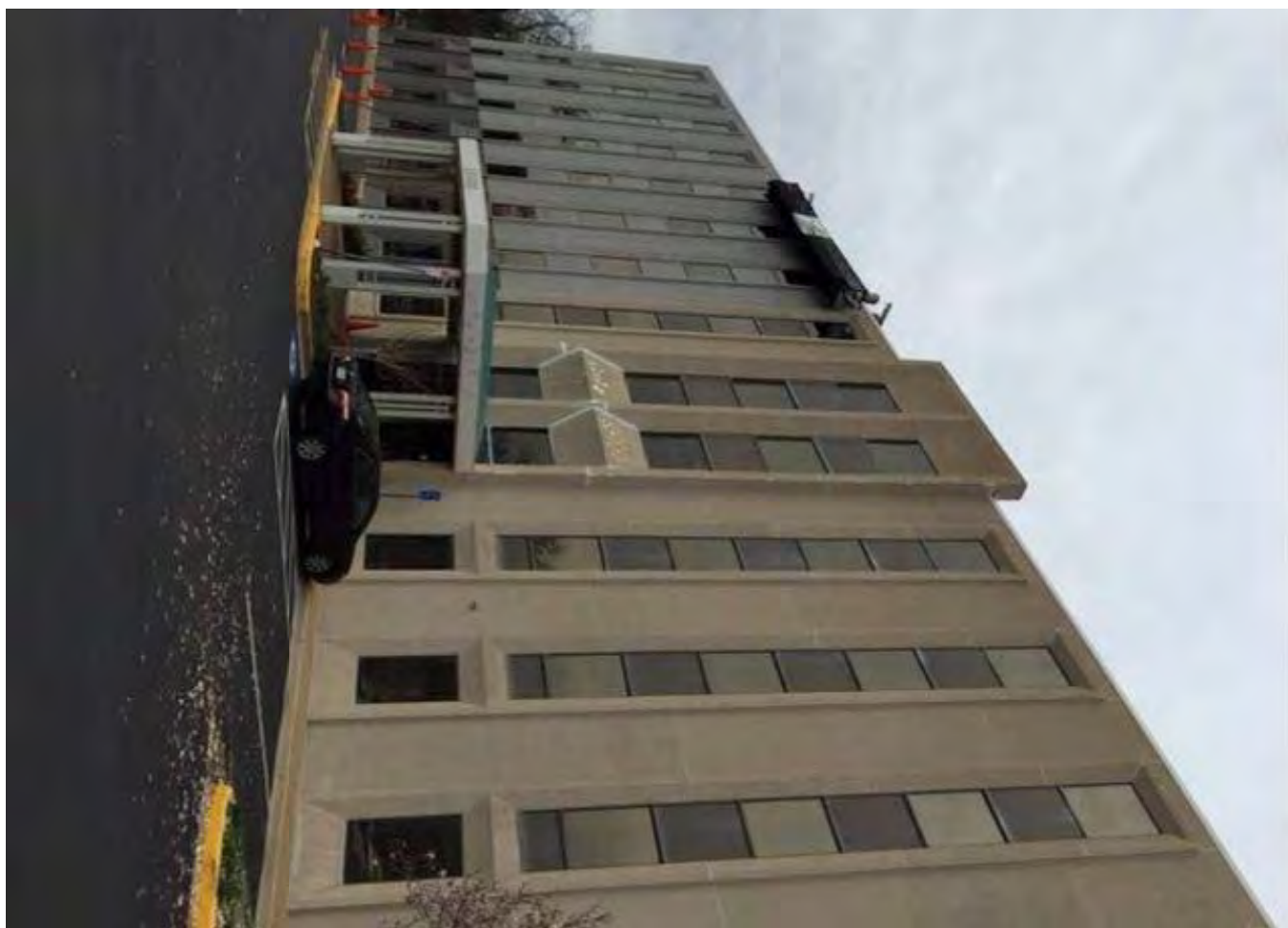
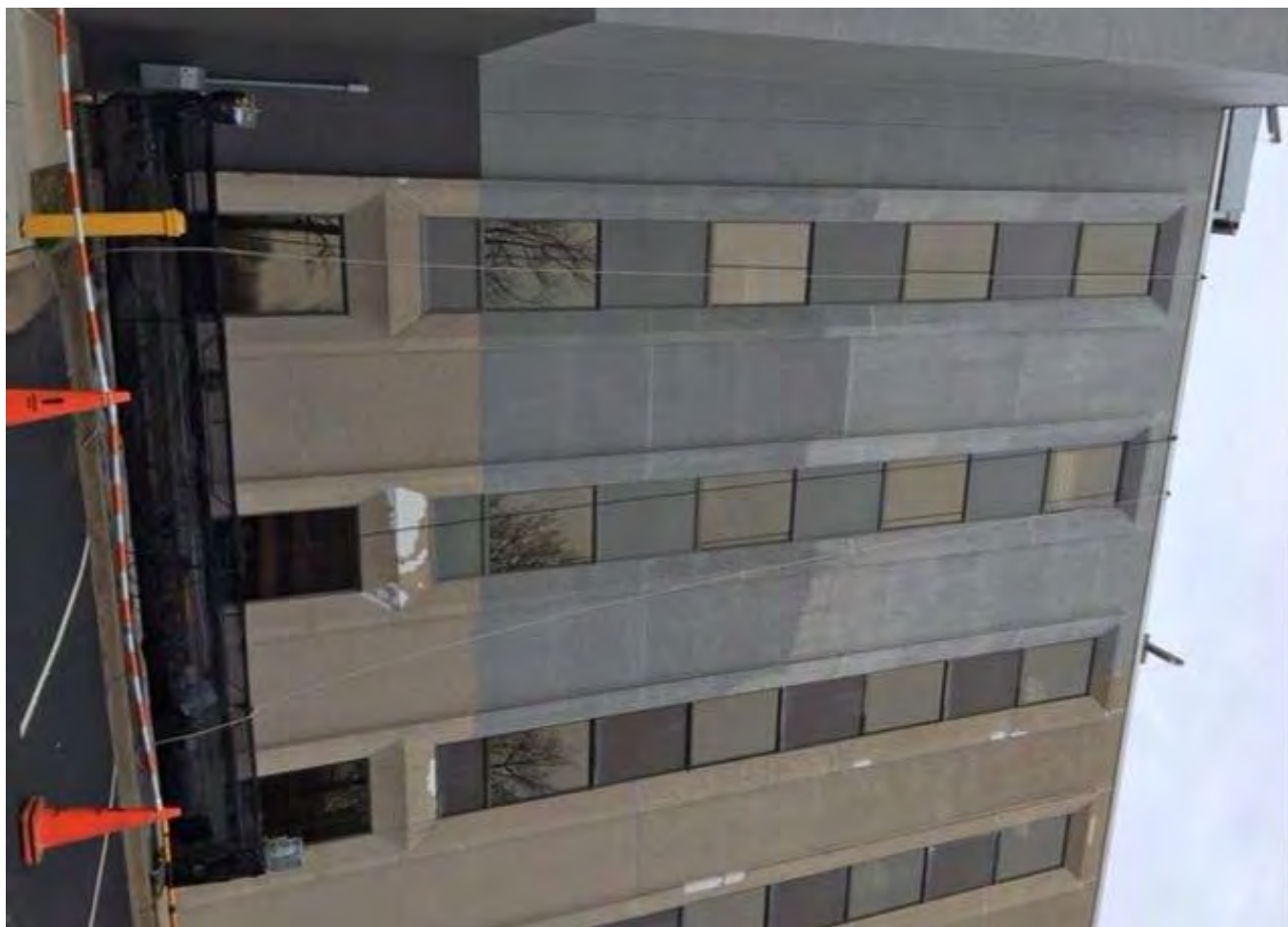




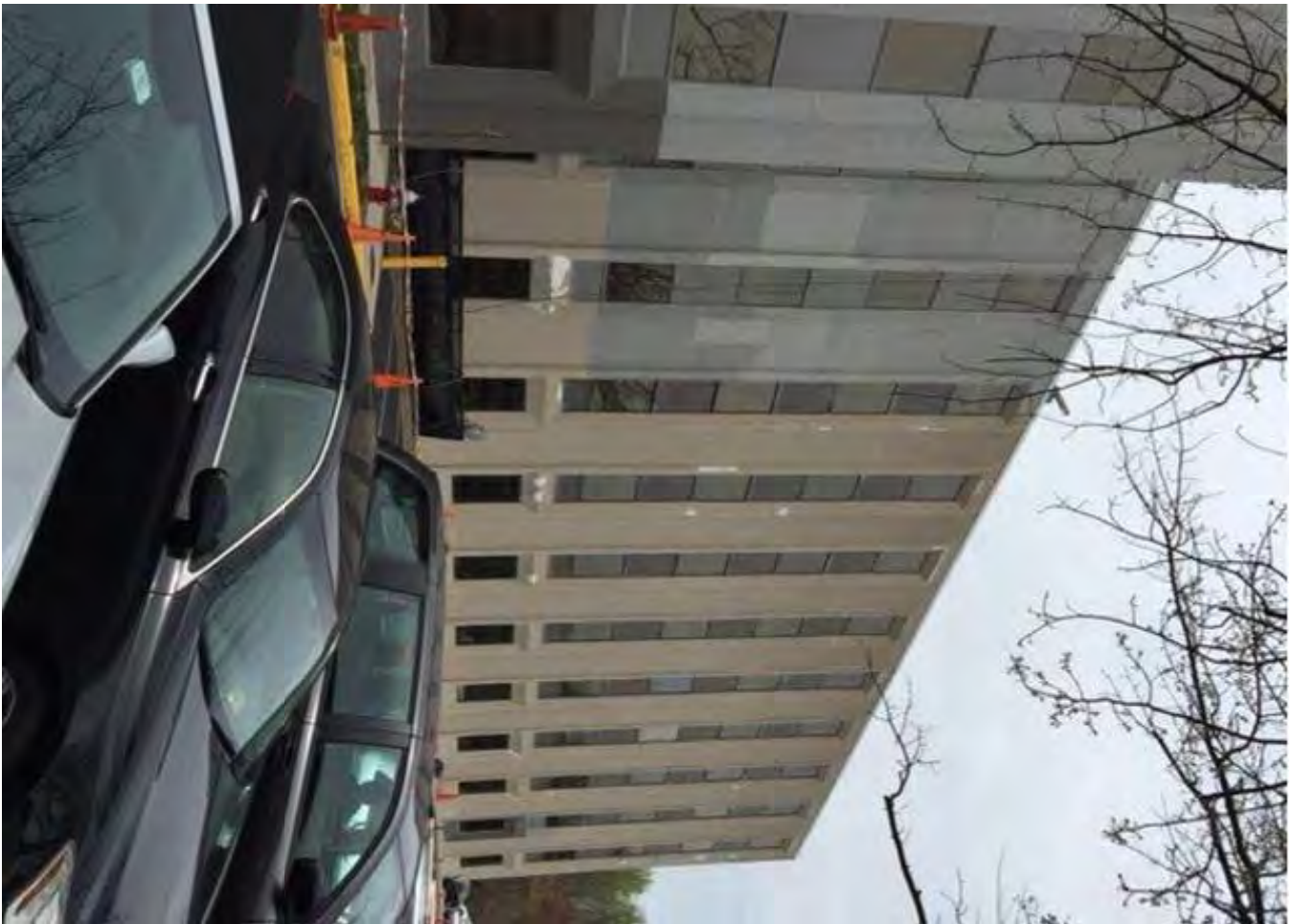
































SW 7014  
Eider White

**ATTACHMENT #3**  
**COLOR SAMPLES**

SW 7015  
Repose Gray

SW 7016  
Mindful Gray

SW 7017  
Dorian Gray

SW 7018  
Dovetail

SW 7019  
Gauntlet Gray

SW 7020  
Black Fox